

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. (954) 828-5123  
Office Fax: (954) 828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Hibiscus, LLC  
Plat

**Case #:** 18-P-01

**Date:** 8/14/01

**Comments :**

1. The applicant must obtain the review and signature of Tony Irvine and Tim Welch (Engineering Department) prior to final DRC authorization.
2. Please discuss the anticipated ingress/egress circulatory requirements from Parcel B/Deco Plat. It appears that a larger access and eastern radius may be required if trucks will be required to exit into the ingress/egress easement to Parcel B to the north of it.
3. Please review the site plan and the plat and indicate clearly which Parcels are which : Parcel B in the plat plan set (18-P-01) is indicated as Parcel C - Deco Plat on the survey included in 3-ZR-01 plans. Parcel B – Deco Plat in the plat plan set is indicated as Parcel B in 3-ZR-01 plans. This is confusing – please clarify what the actual parcel names are in both plan sets.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Hibiscus, LLC

**Case #:** 18-P-01

**Date:** 8/14/01

**Comments:**

No comments

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Hibiscus, LLC

**Case #:** 18-P-01

**Date:** August 14, 2001

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Planning

**Member:** Kevin Erwin  
828-6534

**Project Name:** Hibiscus LLC / Alpha Plat

**Case #:** 18-P-01

**Date:** August 14, 2001

**Comments:**

1. A separate application and fee will be required for Planning and Zoning Board and City Commission submittal.
2. Plat must comply with Sec 47-24.5 Subdivision Regulations.
3. Tony Irvine, City Surveyor, and Tim Welch, Engineering Design Manager, will provide technical comments in regard to the plat.
4. The plat restrictions must be provided prior to Pre-Planning and Zoning Board sign-off. Plat approval is contingent upon approval of the allocation of flex and rezoning to CB. The plat may travel concurrently with the flex/rezoning application.
5. Discuss limitations on Parcel C to open space and mitigation and why or how part of this parcel is being used for access to the other parcels. Does this square footage need to be listed as some use other than open space?
6. Discuss providing a Non-Vehicular Access line on all portions of Parcel C fronting on S.W. 12 Ave. not used for access.
7. Parcel A must have frontage on a right-of-way.
7. Coordinate need for easements with the franchise public utilities.
8. Additional comments may be forthcoming at the DRC meeting.

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Division: Police

Member: Robert Dodder  
828-6421 beeper 497-0628

Project Name: Hibiscus, LLC

Case #: 18-P-01

Date: 8/14/01

**Comments:**

No Comment

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Hibiscus, LLC

**Case #:** 18-P-01

**Date:** 8/14/01

**Comments:**

1. No comments.